

COMMUNITY DEVELOPMENT AGENCY MEETING
May 27, 2014 – draft
7:12 P.M.

The Mayor called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Members Stange, Eairleywine, Kuhns, Anderson, Navarrette, Hoppe and Johnson present, Member Bixby absent – 7 present, 1 absent.

Moved by Member Stange, seconded by Member Kuhns to continue consideration of a Resolution approving a general redevelopment plan for 23rd & Bell Redevelopment Area. Roll call vote: 7 ayes. Motion carried.

Moved by Member Navarrette, seconded by Member Eairleywine to continue consideration of a Resolution approving a general redevelopment plan for Morningside Business Park project. Roll call vote: 7 ayes. Motion carried.

Moved by Member Johnson, seconded by Member Hoppe to refer back to the Planning Commission for the purpose of reconsidering the redevelopment plan for the Downtown District project. Roll call vote: 6 ayes, 1 abstain (Navarrette). Motion carried.

Moved by Member Eairleywine, seconded by Member Anderson to adjourn. Roll call vote: 7 ayes. Meeting adjourned at 7:16 p.m.

CITY COUNCIL MEETING
May 27, 2014 - draft
7:00 P.M.

After the study session, the Mayor called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Council Members Stange, Navarrette, Hoppe, Kuhns, Eairleywine, Anderson and Johnson present, Council Member Bixby absent – 7 present, 1 absent.

Moved by Council Member Johnson, seconded by Council Member Navarrette to open the Public Hearing on declaration of blight and substandard conditions at 23rd and Bell Redevelopment area. Roll call vote: 7 ayes. Motion carried.

Chuck Johannsen, First State Bank & Trust Fremont, requested to add a parcel of land that is directly west of the Fremont Technology Park and adjacent north of the Fremont Mall to the current blight study. He also requested the blight study to be referred back to the Planning Commission for their consideration. Mr. Johannsen stated he has contacted NENEDD and they have agreed to update the study adding the requested approximate 28 acres.

Scott Meister, Pinnacle Bank Fremont, requested to add a parcel of land that is north of the Holiday Inn Express and abutting the Fremont Technology Park on the north and west side to the current blight study. He also requested the blight study to be referred back to the Planning Commission for their consideration.

Moved by Council Member Navarrette, seconded by Council Member Eairleywine to receive a drawing from First State Bank and Pinnacle Bank showing the parcels being requested to be added to the blight study. Roll call vote: 7 ayes. Motion carried.

Mayor Getzschman stated the blight study needs to be continued and referred back to the Planning Commission so that the process can start over. He further stated he has discussed this with the other parties involved in the current blight study and as there are currently no projects that will be held up they are okay with a continuance.

Council Member Navarrette inquired who would be responsible for paying NENEDD for an updated blight study. City Administrator Shotkoski stated the original study was a cost share between the City and another property owner but that the cost to update the study will be shared between First State Bank and Pinnacle Bank.

Moved by Council Member Kuhns, seconded by Council Member Stange to close the Public Hearing on the declaration of blight and substandard conditions at 23rd and Bell Redevelopment area. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Johnson, seconded by Council Member Anderson to refer back to the Planning Commission for further study the declaration of the blight and substandard conditions at 23rd and Bell Redevelopment area and continue the Resolution declaring the area blighted and substandard. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Johnson, seconded by Council Member Hoppe to open the Public Hearing on the declaration of blight and substandard conditions for Downtown District project. Roll call vote: 6 ayes, 1 abstain (Navarrette). Motion carried.

There being no discussion, moved by Council Member Eairleywine, seconded by Council Member Anderson to close the Public Hearing on the blight and substandard conditions for Downtown District project. Roll call vote: 6 ayes, 1 abstain (Navarrette). Motion carried.

Moved by Council Member Johnson, seconded by Council Member Eairleywine to approve Resolution 2014-090 declaring the Downtown District as blighted and substandard. Roll call vote: 6 ayes, 1 abstain (Navarrette). Motion carried.

Moved by Council Member Johnson, seconded by Council Member Navarrette to continue the Public Hearing and refer back to the Planning Commission for further study, due to a large part of the area currently being outside of the city limits, the declaration of blight and substandard conditions of Morningside Business Park project. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Anderson, seconded by Council Member Stange to continue a Resolution declaring Morningside Business Park project blighted and substandard. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Kuhns, seconded by Council Member Johnson to recess the meeting. Roll call: 7 ayes. Meeting recessed at 7:12 p.m.

Moved by Council Member Kuhns, seconded by Council Member Johnson to reconvene the meeting. Roll call: 7 ayes. Meeting reconvened at 7:16 p.m.

Moved by Council Member Anderson, seconded by Council Member Navarrette to continue the Public Hearing on the general redevelopment plan for 23rd and Bell Redevelopment area. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Stange, seconded by Council Member Kuhns to continue the Resolution approving general redevelopment plan for 23rd and Bell Redevelopment area. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Johnson, seconded by Council Member Eairleywine to continue the Public Hearing on the general redevelopment plan for Downtown District project. Roll call vote: 6 ayes, 1 abstain (Navarrette). Motion carried.

Moved by Council Member Eairleywine, seconded by Council Member Kuhns to continue the Resolution on general redevelopment plan for Downtown District project. Roll call vote: 6 ayes, 1 abstain (Navarrette). Motion carried.

Moved by Council Member Johnson, seconded by Council Member Navarrette to approve the consent agenda. Roll call vote: 7 ayes. Motion carried.

- Dispense with reading of and approve May 13, 2014 minutes
- May 14 – 27, 2014 claims
- Resolution No. 2014-094 approving consumption of alcohol on city property for Michelle Vrana, Christensen Field, June 6, 2015, wedding reception
- Resolution No. 2014-095 approving Special Designated Permit application for F & T Inc, 1710 West 16th, June 14, 2014, reception; Rise's Drive-In Liquor, 1544 East Military, July 19, 2014, reception; Rise's Drive-In Liquor, 1710 West 16th, October 18, 2014, reception; DeSauce Developments, 541 North Broad, June 13, 2014, reception; Burtonian Enterprises, 1682 East 23rd Ave North, May 31, 2014, beer garden; Burtonian Enterprise, 2410 North Colorado Ave, May 31, 2014, reception; Burtonian Enterprise, 1700 East 23rd, June 3, 2014, reception; Burtonian Enterprise, 1682 East 23rd Ave North, June 7, 2014, beer garden; Burtonian Enterprise, 925 North Broad, June 21, 2014, reception
- Liquor license manager application of Cassandra Hull for Quik-Pik, 2010 North Bell Street
- Fremont Rotary Club request to allow parking on Airport Road and public property adjacent for Fly-In Breakfast at Fremont Municipal Airport on August 24, 2014 from 7:30 a.m. to 11:30 a.m.
- Resolution No. 2014-097 assessing nuisance lien in the amount of \$229.30 against North 54.48' Lots 1 and 2, Block 8, Hawthorne Heights Proposed 2nd addition, 2141 North H, owner: Jesus and Sarah Sanchez
- Resolution No. 2014-098 approving Group Med Partnership request to subdivide part Tax Lot 44 SE ¼ SW ¼ 9-17-8 into two lots

- Resolution No. 2014-099 approving Group Med Partnership request to combine part Tax Lot 44 SE ¼ SW ¼ 9-17-8 into one lot
- Resolution No. 2014-100 adopting Sign Maintenance policy

Moved by Council Member Hoppe, seconded by Council Member Kuhns to approve Resolution No. 2014-096 removing two parking stalls on north side of 4th between Broad and Park as requested by Dodge County. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Anderson, seconded by Council Member Hoppe to continue Ron Vlach request for conditional use to erect oversized accessory building, 2450 West Military Avenue. Board of Adjustment continued the item at their May 27, 2014 meeting. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Navarrette, seconded by Council Member Hoppe to approve Dodge County SID #2 request for a waiver of Article V, Section F of the subdivision regulations relating to street standards. Roll call vote: 6 ayes, 1 nay (Johnson). Motion carried.

Moved by Council Member Anderson, seconded by Council Member Hoppe to introduce an Ordinance annexing property located SW corner of NW ¼ 19-17-9, Fremont Nebraska. Roll call vote: 7 ayes. Motion carried.

The Deputy City Clerk gave the first reading, by title only, of an Ordinance annexing property located SW corner of NW ¼ 19-17-9, Fremont Nebraska. The second reading will be at the next regular Council meeting.

Moved by Council Member Navarrette, seconded by Council Member Johnson to certify the results of May 13, 2014 primary election. Roll call vote: 7 ayes. Motion carried.

Moved by Council Member Johnson, seconded by Council Member Hoppe to introduce an Ordinance continuing ½ percent sales tax. Roll call vote: 7 ayes. Motion carried.

The Deputy City Clerk gave the first reading, by title only, of an Ordinance continuing ½ percent sales tax. Moved by Council Member Eairleywine, seconded by Council Member Stange to suspend the rules and place the Ordinance on final reading. Roll call vote: 7 ayes. Motion carried.

The Deputy City Clerk gave the final reading, by title only, of an Ordinance continuing ½ percent sales tax. Roll call vote: 7 ayes. Ordinance No. 5306 passed.

The Mayor announced the next meeting would be June 10, 2014.

Moved by Council Member Kuhns, seconded by Council Member Stange to adjourn the meeting. Roll call vote: 7 ayes. Motion carried. Meeting adjourned at 7:50 p.m.

I, Lynne McIntosh, the undersigned Deputy City Clerk, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by the members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting and the subjects to be discussed at said meeting and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held. Lynne McIntosh, CMC, Deputy City Clerk